

CITY OF BOISE

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=6 LISA BATT
BOISE CITY

2016-033388
04/21/2016 01:20 PM
NO FEE



Ordinance NO. ORD-10-16

BY THE COUNCIL

CLEGG , JORDAN, LUDWIG, MCLEAN,
QUINTANA, AND THOMSON

AN ORDINANCE (CAR16-00003 / DEVCO, LLC FOR PROPERTY LOCATED AT 2301 S. CLOVERDALE ROAD) DE-ANNEXING 42.2 ACRES OF CERTAIN LANDS AND TERRITORY SITUATED IN THE CITY OF BOISE CITY, ADA COUNTY, IDAHO, SETTING FORTH A REASONED STATEMENT IN SUPPORT OF SUCH DE-ANNEXATION; DIRECTING THE CITY ENGINEER TO LODGE AND FILE A LEGAL DESCRIPTION AND MAP FOR SAID DE-ANNEXED LANDS AND TERRITORY; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY AUDITOR, THE ADA COUNTY TREASURER, THE ADA COUNTY ASSESSOR, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION; PROVIDING THAT A COPY OF SAID LEGAL DESCRIPTION AND MAP OF SAID DE-ANNEXED LANDS AND TERRITORY BE RECORDED WITH THE ADA COUNTY RECORDER AND FILED WITH THE ADA COUNTY ASSESSOR AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the lands and territory, situated in Ada County and particularly described in Section One of this ordinance, has agreed to de-annexation of said lands to the city; and

WHEREAS, the Boise City Council has found and determined that de-annexation of said lands can reasonably be used for orderly development of Boise City; and

WHEREAS, the City of Boise may de-annex and thereby exclude property from its boundaries pursuant to Idaho Code Section 50-225; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE CITY, IDAHO:

Section 1. The lands and territory situated in the City of Boise, Ada County, Idaho, and particularly described in Exhibit A, attached hereto and by reference made a part of this ordinance as though fully set forth herein, be, and the same are hereby, de-annexed from the territorial limits of the City of Boise City, Idaho.

Section 2. From and after the effective date of this ordinance, all property included within the boundaries and territory described in Section 1 hereof and de-annexed as provided by said Section shall be subject to all the statutes pertaining to Ada County and all ordinances, resolutions, police regulations, taxation and other powers of Ada County, and all

CITY OF BOISE

persons and property within the territory so de-annexed shall be and are entitled to all benefits and rights as are the persons and property presently within the corporate territorial limits of Ada County.

Section 3. Pursuant to the findings of the Boise City Council, the land use classification of the lands described in Exhibit "A," are de-annexed hereto based on the following reasoned statement::

The Boise City Comprehensive Plan Land Use Map designates the site as Suburban Land Use with a density from 3 - 5 units per acre. The de-annexation request would facilitate a large mix use development comprised of residential and commercial uses. This proposed conceptual plan anticipates a residential density for the subject property at 3.9 units per acre, which is consistent with the Comprehensive Plan suburban land use designation. There are policies within the Plan that encourage cooperation between local governments regarding growth and that public facilities are developed in a logical manner (*Policies PDP4.1 and PDP9.1*). The de-annexation will promote the development of a large area under a single jurisdiction. In addition, the Boise City Public Works Sewer Master Plan assumes this site would be developed within the City of Meridian due to site constraints.

Section 4. The City Engineer of Boise City is hereby directed to lodge and file with the City Clerk of Boise City within ten (10) days after the passage and approval hereof, a legal description and map prepared in a draftsmanlike manner which shall plainly and clearly designate the boundaries of the lands and territory de-annexed, pursuant to the provisions of Section 1 hereof.

Section 5. The zoning maps of Boise, Idaho, are hereby changed, altered, and amended to exclude the real property described in Exhibit "A" above from the Boise City limits.

Section 6. The City Clerk of Boise City is hereby directed to file, within ten (10) days after the passage and approval hereof, a certified copy of this Ordinance with the Ada County Auditor, Ada County Treasurer, Ada County Assessor, and the Idaho State Tax Commission, and to file a copy of said legal description and map, as prepared and lodged with the City Clerk by the City Engineer, with the Ada County Assessor, Ada County Recorder and the Idaho State Tax Commission, all as provided by Sections 50-225 and 63-215, Idaho Code.

Section 7. That this Ordinance shall be in full force and effect immediately upon its passage, approval and publication.

CITY OF BOISE

ADOPTED by the Council of Boise City, Idaho, on April 19, 2016.

APPROVED by the Mayor of the Boise City, Idaho, on April 19, 2016.

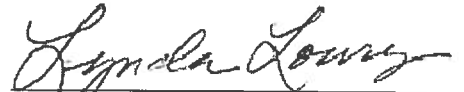
APPROVED:



David H. Bieter, Mayor



ATTEST:



Lynda Lowry, Ex-Officio City Clerk



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

January 4, 2016
Movado Parcel B Legal Description

A parcel of land located in the NE1/4 and the SE1/4 of Section 21, T. 3 N., R. 1 E., B.M., within the City of Boise, and Ada County, Idaho, more particularly described as follows;

COMMENCING at a found brass cap marking the N1/4 corner of Section 21;

Thence South 89°13'35" East, coincident with the north line of the NE1/4 of said Section 21, a distance of 1338.43 feet to the E1/16 corner common to Sections 16 and 21;

Thence South 0°24'28" West, coincident with the west line of the E1/2 of the NE1/4 of said Section 21, a distance of 794.28 feet to the **POINT OF BEGINNING**;

Thence South 89°13'17" East, 187.44 feet to the westerly line of Cloverdale West Subdivision as shown on file in Book 39 of Plats at Page 3260, Ada County Records;

Thence South 7°22'14" East, 69.14 feet to the southwest corner of said Cloverdale West Subdivision and the northwest corner of Crawford Place Subdivision as shown on file in Book 79 of Plats at Page 8411, Ada County Records;

Thence South 7°21'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 173.00 feet;

Thence South 27°06'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 100.00 feet;

Thence South 45°21'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 550.00 feet;

Thence South 54°06'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 822.94 feet to the east line of said NE1/4 of said Section 21;

Thence South 0°37'54" West, coincident with said east line of the NE1/4 of Section 21, a distance of 684.48 feet to a found aluminum cap marking the E1/4 corner of said Section 21;

Thence North 89°08'00" West, coincident with the south line of said NE1/4 of Section 21, and the northerly line of Muir Woods Subdivision No. 1, as shown on file in Book 80 of Plats at Page 8553, Ada County Records, 209.88 feet to the centerline of the Ridenbaugh Canal;

Thence South 39°51'57" West, coincident with said northerly line of Muir Woods Subdivision No. 1, and the centerline of said Ridenbaugh Canal, 253.25 feet;

Thence South 65°04'09" West, coincident with said northerly line of Muir Woods Subdivision No. 1, and the centerline of said Ridenbaugh Canal, 100.00 feet;

Thence North 84°03'21" West, coincident with said northerly line of Muir Woods Subdivision No. 1, and the centerline of said Ridenbaugh Canal, 870.36 feet to a point on the west line of the E1/2 of the SE1/4 of said Section 21;

Thence North 0°13'41" East, coincident with said west line of the E1/2 of the SE1/4 of Section 21, a distance of 163.30 feet to the CE1/16 corner of said Section 21;

Thence North 0°24'28" East, coincident with said west line of the E1/2 of the NE1/4 of Section 21, a distance of 1864.88 feet to the **POINT OF BEGINNING**;

The above described parcel contains 42.18 acres more or less.

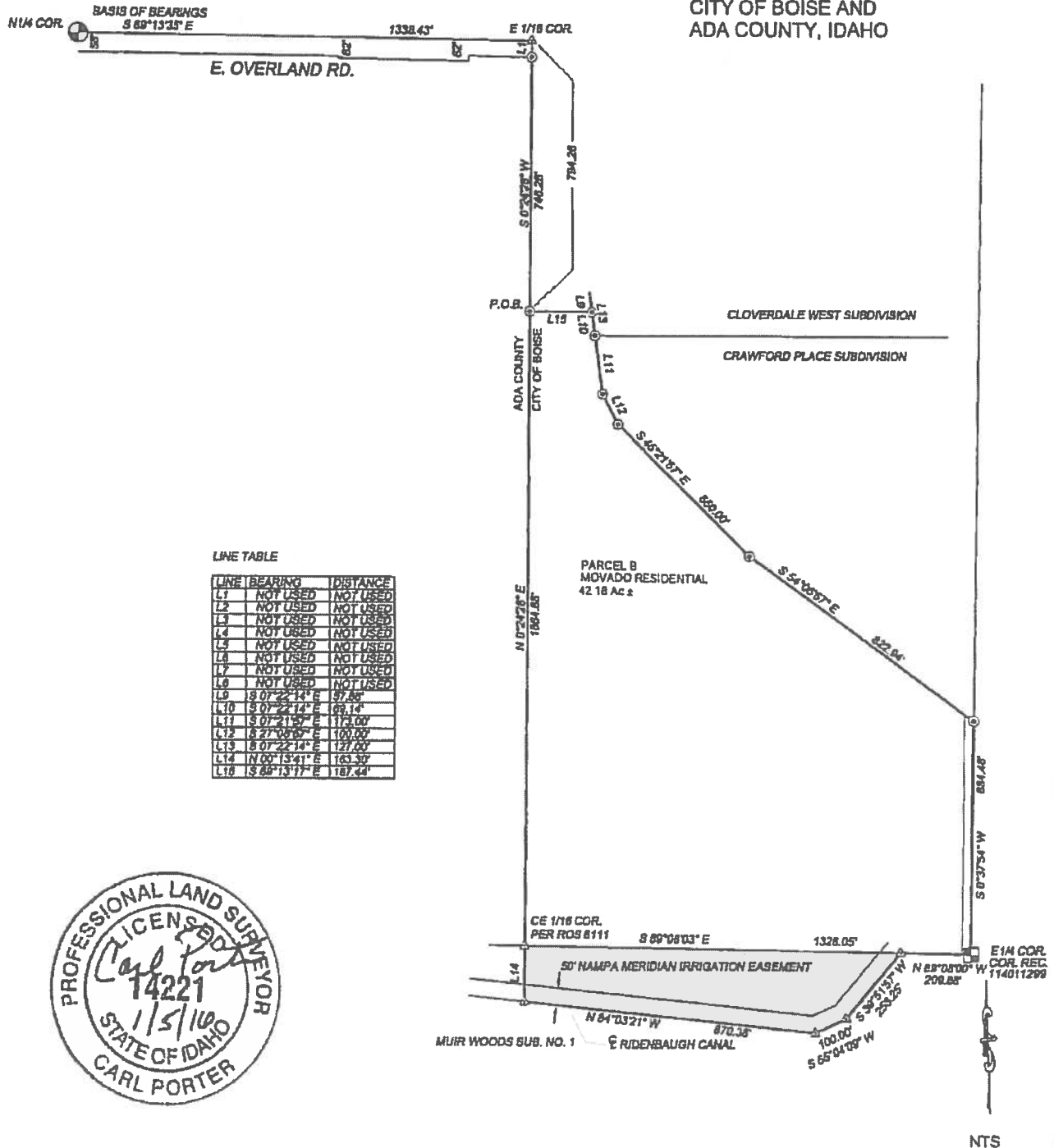
Basis of Bearings is North 89°13'35" West, between the found aluminum cap marking the corner of Sections 21, 22, 16 and 15 and the found brass cap marking the 1/4 corner common to Sections 16 and 21, all in T. 3 N., R. 1 E., B.M.

Carl Porter, PLS
End Description



Date

EXHIBIT
MOVADO RESIDENTIAL PARCEL B
SECTION 21, T. 3 N., R. 1 E., B.M.
CITY OF BOISE AND
ADA COUNTY, IDAHO



PROJECT:

MOVADO RESIDENTIAL
PARCEL B

OWNER/DEVELOPER:

DEVCO LLC.

DATE:

01/2016



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105

WWW.SAWTOOTHLS.COM

DWG #

15071

PROJECT#

15071

SHEET

1 OF 1

2016-00